
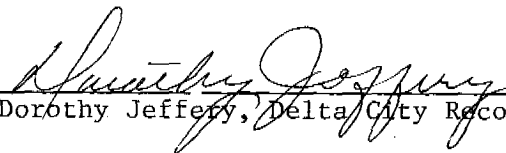


Mayor Roper asked if there were any further discussion or comments, there being none, Councilman Bennett MOVED the meeting be adjourned, SECONDED by Councilman Morrison. Meeting adjourned at 7:20 p.m.


Leland J. Roper, Mayor


Dorothy Jeffery, Delta City Recorder

MINUTES OF A REGULAR COUNCIL MEETING HELD APRIL 20, 1981.

PRESENT:

Leland J. Roper	Mayor and Presiding
Max Bennett	Councilman
Willis Morrison	Councilman
Don Bird	Councilman
Cecil Losee	Councilman

ABSENT:

Thomas Callister	Councilman
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OTHERS PRESENT:

Neil Forster	City Superintendent
Ray Valdez	City Building Inspector
Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder
Don Dafoe	City Planning/Zoning Chairman
Ed Gifford	Evans, Taggart and Company
Bob Pendray	Pendray Const.
Jim Pendray	Pendray Const.
Steven Young	MICA
Roger Stowell	IPP
Zane Bennett	Zane Bennett Const.
Grant Nielson	Best Western Motel
Dave Evans	Evans, Taggart and Company

Mayor Roper being present, called the meeting to order at 7:p.m.
Dorothey Jeffery, being present, acted as secretary.

Mayor Roper stated the meeting was a regularly called council meeting and that notice of the time, place and agenda of the meeting had been posted at the principle office of the governing body and had been provided the Millard County Chronicle, the Millard County Gazette and the local radio station KNAK and to each member of the governing body by mailing copies of the Notice and Agenda two (2) days before to each of them.

MINUTES

Proposed minutes of a Public Hearing held April 13, 1981 for the purpose of amending the policy declaration for annexation for the City of Delta to provide for the annexation submitted by Rex C. Day, Delta Estates, Inc. and to receive public comment on the proposed amendment, was presented for consideration of council approval, Councilman Losee MOVED the minutes be approved, MOTION SECONDED by Councilman Bennett and received the unanimous affirmative vote of all councilmen present.

Proposed minutes of a Regular Council Meeting held April 06, 1981 were presented for consideration of approval, Councilman Bird MOVED the minutes be approved, SECONDED by Councilman Losee, MOTION CARRIED.

CONSIDERATION FOR FINAL APPROVAL OF PLAT "D" OF PENDRAY ESTATES SUBDIVISION AND DISCUSSION OF 350 EAST AND 300 NORTH STREET

Bob Pendray presented three (3) proposals of suggested changes for 350 East and 300 North for council to review. There was a very lengthy discussion of the proposals and the pro's and con's of each one. Copies of the proposals are on file in the office of the City Recorder.

Bob and Jim Pendray both stated they were willing to work with the proposal the council felt best met the needs of the area.

Councilman Bennett MOVED proposal number three (3) be approved by Council, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all Councilmen present.

Bob Pendray stated the required changes would be made to the Plat "D" of the Pendray Subdivision and if any of the council would like to review the Plat prior to it being recorded, the plat would be available.

Mr. Pendray stated the lift station for the motel will be on line Wednesday, April 22, and the standby pump is on order, he further stated that there would be a check to pay for the two (2) meters for the motel, delivered to the city Tuesday, April 21.

DISCUSSION OF 1981 BUSINESS LICENSE FEES FOR THE BEST WESTERN MOTEL.

Jim Pendray explained to council he was concerned about the amount of the 1981 business License Fee Delta City required for a motel. The following is a list of fees charged by other areas that Jim asked council to review:

1. Orem Charge by gross sales
2. Provo \$15.00 plus 50 cents per unit
3. Salt Lake City \$15.00 plus \$3.00 per unit
4. Richfield \$2.00 per room per year
5. Cedar City 1/10 of 1% of the gross sales
6. St. George \$50.00 plus \$10.00 per each full time employee excluding the manager.

7. Delta City \$125.00 for first 10 units plus \$25.00 for each additional unit.

After some discussion of the difference in the required license fees, Councilman Morrison MOVED the matter be tabled until Councilman Callister the Councilman in Charge of the Business Licence Fees for Delta City, is in attendance at the meeting MOTION SECONDED by Councilman Bennett, MOTION CARRIED

DISCUSSION OF 1981 BUSINESS LICENSE FEES FOR THE KITTEN KLEAN TRAILER PARK

Mayor Roper explained to council Mr. Clinton Tolbert had met with him regarding the amount of increase in the required business license fees for trailer parks, After a brief discussion of the issue a MOTION to table any council action on the fees until Councilman Callister was in attendance at the meeting was made by Councilman Bird, SECONDED by Councilman Losee and received the unanimous affirmative vote of all councilmen present.

DISCUSSION ON COST OF RENT FOR IRRIGATION WATER FOR 1981 AND THE COST OF DITCH TAX

Councilman Morrison stated he was concerned about the cost of delivery of irrigation water to some areas of the city and the fact that the Irrigation Department was not at the present time, a self supporting department. It was the opinion of the council that Councilman Morrison should meet with the City Attorney and research the legal obligation Delta City has to those City residents that use the irrigation water, regarding the cost of the department to Delta City. After further discussion of the issue, Councilman Morrison MOVED the 1981 rent for irrigation water be set at \$10.00 per share and the ditch tax be increased to \$12.50, MOTION SECONDED by Councilman Bennett and received the unanimous affirmative vote of all councilmen present.

CONSIDERATION FOR FINAL APPROVAL OF THE PROJECT BY EVANS, TAGGART AND COMPANY FOR 20.84 ACRES PHASE 1 OF MEADOW PARK AND PHASE 1 OF MEADOW PARK SOUTH - 70 LOTS FOR SINGLE FAMILY DWELLINGS PLUS PARK PROPERTY.

Mayor Roper stated there was a need to determine what amount of water we as a city was going to require for annexation thus allowing Attorney Peterson to prepare an ordinance for Evans, Taggart and Company for their annexation.

Following a very lengthy discussion of the issue, Councilman Bennet made a MOTION that annexation be conditional on either them dedicating three (3) acre ft. per acre water prior to any approvals or reimbursing the city for purchase of any water if the city is able to obtain water through IPP, MOTION SECONDED by Councilman Losee and received the unanimous affirmative vote of all councilmen present.

REVIEW OF ADMINISTRATIVE CHARGES

Mayor Roper presented to council for their review the following charges for administrative charges:

1. Zoning amendment - \$100.00 plus \$1.00 per acre for each additional acre over 10 acres.
2. Conditional Use Permit - \$75.00 plus \$5.00 per acre for each additional acre over one acre.

3. Planned Unit Development - \$50.00 plus \$15.00 per acre for each additional acre over one acre.
4. Planning/Zoning Special Meetings - \$75.00 per meeting for each special meeting scheduled.
5. Board of Adjustment - \$60.00 per meeting scheduled.
6. Vacation Petition - \$75.00 per each petition.

It was the opinion of the council that if Planning/Zoning meeting was scheduled other than the regularly scheduled meeting, (2nd and 4th Wednesday of each month) it would then be considered a special Planning/Zoning meeting and cost would then be set at \$75.00 per meeting.

Councilman Morrison MOVED the City Attorney be instructed to write a resolution for the above administrative charges to be presented at the next council meeting, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

RECOMMENDATION FROM PLANNING/ZONING COMMITTEE TO NARROW FIRST EAST STREET FROM MAIN STREET TO THE PRESENT CITY LIMITS EACH WAY TO A 60 ft. STREET WITH THE CITY OF DELTA TO MAINTAIN OWNERSHIP.

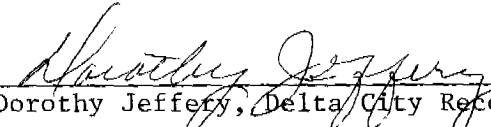
Mayor Roper read a letter from the Planning/Zoning Committee recommending that the City of Delta narrow 1st East Street, letter dated Wednesday, April 15, 1981. following a very lengthy discussion of the issue, Councilman Morrison MOVED the recommendation be returned to Planning/Zoning Committee and that the recommendation be set in written so that the Planning/Zoning will have something specific to act on, MOTION SECONDED by Councilman Bennett, and received the unanimous affirmative vote of all councilmen present.

Other items discussed at the meeting were:

1. West Millard Hospital Property value.
2. Monies for the MICA Organization.
3. Monies for five year capital budget
4. State Sales and Use Tax
5. Revenue Sharing of \$12,397.00 received

Mayor Roper asked if there were any further suggestions or comments, there being none a MOTION to adjourn was made by Councilman Bird, SECONDED by Councilman Bennett. Meeting was adjourned at 10:15 a.m.


Leland J. Roper, Mayor


Dorothy Jeffery, Delta City Recorder